



23 Grosvenor Avenue, Kidderminster, DY10 1SS

BERRIMAN
EATON

Four double bedroomed detached family home offering spacious and flexible accommodation with extensive part walled gardens.

Price Guide
£400,000

LOCATION

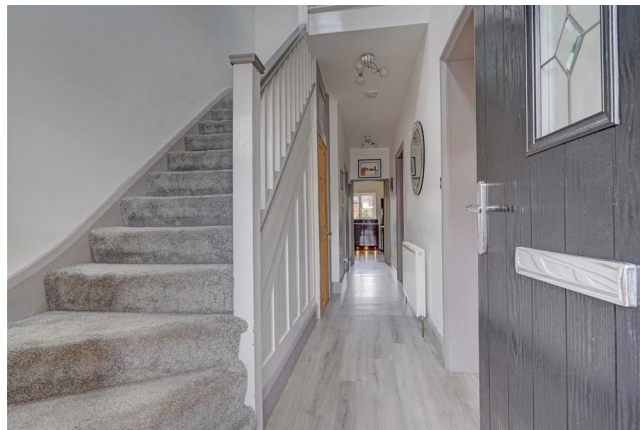
Kidderminster boasts many local amenities including the newly developed canal side and the recently renovated Kidderminster train station offering direct services to London, Birmingham and Worcester. The Severn Valley Steam Railway can be accessed at Kidderminster with onward passage to the riverside towns of Bewdley and Bridgnorth.

Central Birmingham is 19 miles to the east. It is a city of international importance, both commercially and culturally, as defined by its magnificent library, town hall and Symphony Hall, the home of the Birmingham Symphony Orchestra.

The county town and cathedral city of Worcester, lying on the banks of the River Severn, is some 14 miles south, providing for high street and boutique shopping, and characterised by one of England's great cathedrals, its racecourse, county cricket ground and university.

The M5 accessed at Lydiate Ash J4, or Halesowen J3, provides for ready access to the north, east and south, as well as greater Birmingham and the surrounding industrial and commercial areas.

The M42, accessed via the M5 enables for onward travel to the M40 and London (126 miles). The M5 J6 at north Worcester provides access to the southwest, Cheltenham and its racecourse (42 miles), Gloucester and Bristol (46 miles). The M42 also offers access to Birmingham International Airport (19 miles).





DESCRIPTION

This beautifully presented family home is conveniently located in a cul-de-sac just off Chester Road North and in easy reach of local amenities including schools and the local railway station.

ACCOMMODATION

The accommodation has been updated by the current owners to provide stylish and versatile family living space.

Reception Hall

Composite front door, wood effect flooring, stairs to the first floor, and doors radiating off to

Cloakroom

Having low flush WC, Wash hand basin set in a vanity unit, towel radiator.

Sitting Room

Bay window to the front elevation, Feature fireplace with gas fired coal effect stove.

Family Room

With French doors to the conservatory and feature fireplace with gas fire.

Breakfast Kitchen



Having a range of contemporary high gloss base and wall cupboards including breakfast bar, integrated dishwasher, space for a range cooker, space and plumbing for an American style fridge freezer, LVT flooring,

Utility

Plumbing and space for washing machine and tumble dryer ample cupboards, door to the rear garden.

Conservatory

With double doors to the garden and ceramic floors tiles and doors to family room

First Floor

Principal Bedroom Suite

Comprising Dressing area with built in storage, En-suite contemporary suite with large walk-in shower with rainfall shower head, vanity unit with wash hand basin, low flush WC, towel radiator, down lights and LVT flooring. Bedroom with windows overlooking the rear garden and down lights.

There are three further double bedrooms and

Family Bathroom

Bath with shower over and screen, vanity unit with wash hand basin, low flush WC, towel radiator and LVT flooring.

OUTSIDE

Block paved drive providing ample parking to the front leading to the Garage with power and light, up and over door to the front and door to the utility.

Extensive part walled Gardens to the rear having large patio ideal for alfresco dining and entertaining, large lawn, mature borders, an area of artificial lawn, outside lighting, and power. Ample room for a kitchen garden or children's play area.





<https://w3w.co/lifts.early.bought>

SERVICES

We are informed by the Vendors that all main services are installed.

COUNCIL TAX BAND C - Wyre Forest

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Worcester Office.

The property is FREEHOLD.

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Total Approx Area: 149.0 m² ... 1604 ft² (excluding garage)

All measurements of doors, windows, rooms are approximate and for display purposes only.

No responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

EPC: D

In order to view this property or if you are considering selling, contact us on:

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W: www.berrimaneaton.co.uk

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